

ZB# 73-33

Henry VanLeeuwen

55-2-13

73-33

Henry

Van Leeuwen

Public Hearing

~~Dec 17, 1973 - 8 p.m.~~

Jan. 7th - 8:15 p.m.

All fees paid

File

File

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1716

Received of Henry P. Van Leeuwen Nov. 30 1973
Fifteen and 00/100 \$ 15.00
For Assessors list - Beattie Road Dollars

DISTRIBUTION.

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town Clerk
TITLE

BY Dorothy O. Finley Deputy

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1747

Received of Zoning Board of Appeals January 14 1974
Ten and 00/100 \$ 10.00
For Henry P. Van Leeuwen Dollars

DISTRIBUTION

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Julia M. Tuckosh (jr)
TITLE

BY Town Clerk

55-2-13

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 73-33
Request of HENRY VAN LEEUWEN for a Variance of the regulations of the Zoning Ordinance, to permit construction of a two-family house in a one-family district (RA) being a Variance of Article III, Section 48-6, for property owned by him situated as follows: Beattie Road, Rock Tavern, N.Y., bounded by Otterkill Farms.

SAID HEARING will take place on the 17th day of December, 1973, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y., beginning at 8 o'clock P.M.

FRED WYGANT, Chairman
By Patricia DeLo, Secretary

Dec 5

**State of New York
County of Orange, ss:**

Olga Trachewsky, being duly sworn deposes and she says that ~~he~~ is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published One Time

in said newspaper, commencing on the 5th day of December A.D., 19 73, and ending on the 5th day of December A.D., 19 73

Subscribed and sworn to before me this 6th day of December 19 73

Olga Trachewsky

Phyllis Sachoff

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance, on the following proposition

Appeal No. 73-33
Request of HENRY VAN LEEUWEN for a Variance of the regulations of the Zoning Ordinance to permit construction of a two-family house in a one family district (RA) being a Variance of Article II, Section 48-4, for property owned by him situated as follows: Beattie Road, Rock Tavern, N.Y., bounded by Otterkill Farms.

SAID HEARING will take place on the 7th day of January, 1973, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y., beginning at 8 o'clock P.M.

FRED WYGANT
Chairman
By Patricia Delio
Secretary

Dec 28th

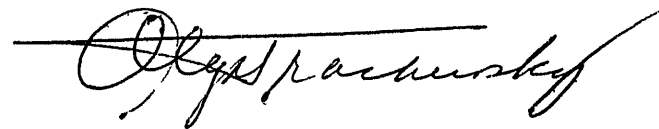
**State of New York
County of Orange, ss:**

Olga Trachewsky, being duly sworn deposes and says that ~~he~~ ^{she} is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published

December 28, 1973

in said newspaper, commencing on the 28th day of December A.D., 1973, and ending on the 28th day of December A.D., 1973

Subscribed and sworn to before me this
.....28th..... day of December.. 1973...




.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 73-33
Date: November 5, 1973

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I ~~(We)~~ HENRY VAN LEEUWEN of Beattie Road, Rock Tavern, N. Y.
(Street & Number)
Orange County New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

- A. Location of the Property Beattie Road, Rock Tavern, N. Y. - RA zone
(Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article III - Sec. 48-6
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: Although applicant owns a lot which is
4 acres in size, he cannot use the other portion of his lot for
anything else other than another residence, since there is a
septic tank and drain field to the front of said lot. Also,
the proposed house will be located on the side of a large grade.
 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: the property is only good for the
use of a residential home since it is located to the rear of a septic
tank and drain field.
 3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Property was purchased in 1971.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: _____

Applicant intends to construct a two-family house on a four acre parcel
of land and will not be close to any neighboring lands.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: _____

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

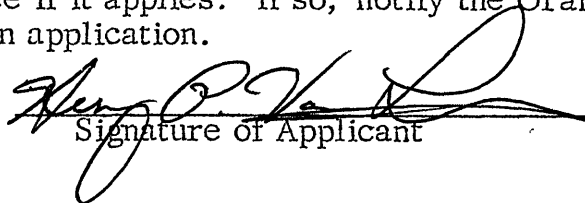
Construction of a two-family house on a four acre parcel of land
(See attached map.)

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

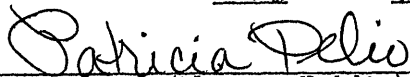
- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: November 9, 1973


Signature of Applicant

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

Sworn to on this 12th day of Nov., 1973.


(Notary Public)

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County

Address _____

Telephone Number _____

(DO NOT WRITE IN THIS SPACE)

Application No. _____

Date of Hearing _____

Date of Decision 1/7/74

DECISION:



Date Received _____

Notice Published _____

1/7/74

8:15 - Public Hearing - Henry Van Leeuwen

Name:

Address:

Henry B. Van Leeuwen
Berthel Rd Rock Tavern NJ

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE APR 31, 1973

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name HENRY P. VAN LEEUWEN

Address BEATTIE RD. ROCK TAVERN NY.

Telephone number 796-9523

Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of property:

Construct a 2 Family House in a one Family district

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

RA _____ Interpretation of Ordinance or Map

_____ Variance (Notify P/B -plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

X _____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges
applicable under the laws and ordinances of the State of New
York and the Town of New Windsor will be paid and that any
expenses for advertising of Public Hearing or meetings will

be paid. Also any local or engineering fees for review of this

7:30
11/5/73
Prelim
meeting

Agenda _____ Service _____

1. Name HENRY P. VAN LEEUWEN
Address BEATTIE RD ROCK TAVERN NY.
Telephone number 496-9523

Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of property:

Construct a 2 Family House in a one family district

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

RA _____ Interpretation of Ordinance or Map
_____ Variance (Notify P/B -plans if necessary)
_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed
x _____ Z.B.A. action needed
_____ Site plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

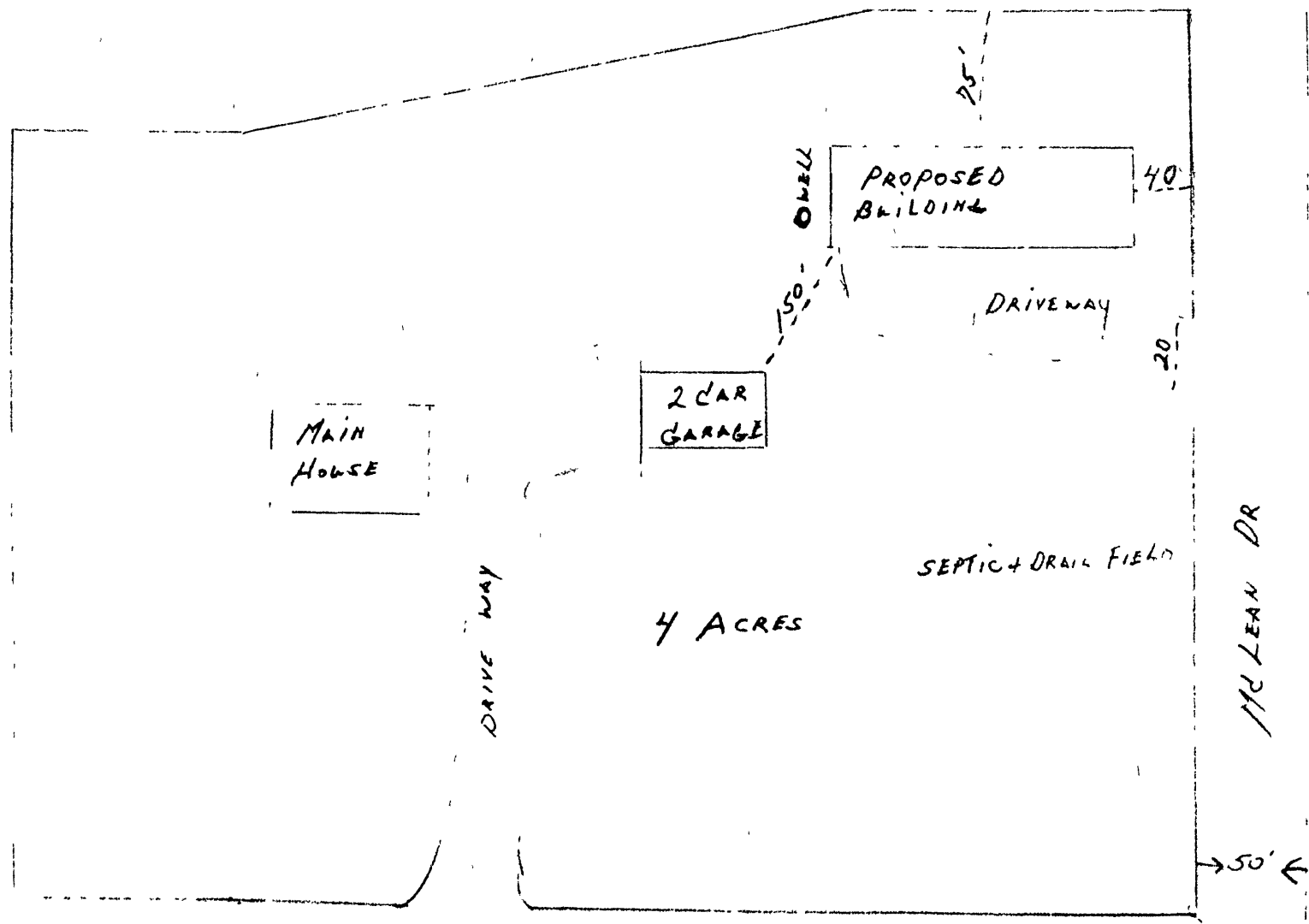
ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: Henry P. Van Leeuwen
(APPLICANT)

7:30
11/5/73

Prelim
Meeting



To 208

BEATTIE ROAD

To 207

4 ACRES

FIELD

22' x 30' GARAGE

PRINTED
PLANT

40

SEED
LEAK
FIELD

CWALL

MCLEAN DRIVE

BEATTIE ROAD



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Hamilton, John M.
East Green Road
Rock Tavern, New York 12575

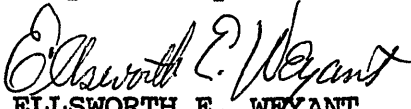
Parofist Construction Corp.
131 Willow Avenue
Cornwall, New York

Okuraya of America Inc.
C/O David Green Esq.
535 Fifth Avenue
New York, New York

Gamble, William L. & Eileen R.
Beattie Road
Rock Tavern, New York 12575

Windsor Valley Acres Inc.
C/O Ben Wellens
Box 456
West Nyack, New York 10984

Respectfully submitted,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

November 28, 1973

Mr. Henry P. Van Leeuwen
Beattie Road
Rock Tavern, New York 12575

Dear Mr. Van Leeuwen:

According to my records, the attached list of property owners are within the five hundred (500) feet of the property in question.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk